

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**'The Pitches' Station Road, Launton,
Bicester, Oxfordshire. OX26 5DX**

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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

The Pitches, Station Road, Launton, Oxon. OX26 5DX



A Classic Period Extended Semi in a Sought-After Village.

Full of character and extended with a kitchen diner across the back with vaulted ceiling and skylights, an early 1900s semi-detached with the sitting room, living room and kitchen diner all open plan. Plus a good sized garden, Purpose Built Garden Office, sensible amount of outside storage sheds and off-road parking.

FREEHOLD

£ 395,000

- ❖ Located near the village periphery, extensive village amenities.
- ❖ A classic 1910/1920s era half brick half render finish semi-detached
- ❖ Cast iron fireplace with classic Art Neaveau flower design side panels.
- ❖ Chimney in the Living Room with fitted wood burning stove (approx. 5Kw)
- ❖ Period exposed Pine floorboards, picture rails, door latches and architraves.
- ❖ Hall, Cloakroom under the staircase, Sitting Room open plan to Living Room
- ❖ Original kitchen space open plan to kitchen diner extension & fitted out.
- ❖ Landing, Two Double Bedrooms.
- ❖ Upstairs Spacious Bathroom with separate shower and claw foot roll-top bath
- ❖ 10'4 x 7'2 Garden Office, outside storage sheds, Driveway Parking.

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Ground Floor:

Classic arched open porch, outside courtesy light, part leaded-light glazed security front door to:-

ENTRANCE HALL:

Plain plaster ceiling, radiator, exposed Pine floorboards, period door furniture on built-in cupboard.

CLOAKROOM:

Side aspect PVC window, plain plaster ceiling, dual flush close coupled WC, wash hand basin with cupboard under.

SITTING ROOM: 11'2 x 9'7.

Front aspect PVC window, plain plaster ceiling, picture rail, vertical radiator, period cast iron fireplace with classic vintage Art Nouveau floral pattern tiled panel, polished slate hearth and wooden mantle, exposed Pine floorboards, open plan to:

LIVING ROOM: 12'1 x 10'7.

Open plan to both the sitting room and kitchen diner extension, plain plaster ceiling, fireplace with wood burning stove (est 5kw), polished slate hearth, shelved recesses, exposed Pine floorboards, radiator, TV point.

L-shaped KITCHEN-DINER EXTENSION: 16'1 (max) x 18'2 (max).

Rear aspect PVC French doors and window to the garden, side door, 3 No. Velux skylights, side aspect gable triangular window, ceramic tiled floor, radiator, dining space. Custom fitted kitchen with range of tall base and wall units comprising 400mm base unit with drawer, 2nd 400mm base unit with drawer, 800mm base unit with a pair of 400mm doors & drawers, 300mm base unit, 900mm Rangemaster range cooker (2 fan oven-grills, 5 induction rings), stainless steel extractor hood, 300mm base unit with drawer, 400mm base unit with drawer, integrated dishwasher, integrated washer, further units and integrated fridge-freezer.

First Floor:

LANDING:

Plain plaster ceiling, loft hatch.

BATHROOM: 8'8 x 7'9.

Rear aspect PVC window, plain plaster ceiling, extractor fan, ceramic tiled floor, chrome heated towel rail, floor standing claw foot roll-top bath with mixer tap and shower attachment, close coupled WC, pedestal wash hand basin, half tiled walls, 860mm x 860mm quadrant shaped shower enclosure with thermostatic shower and sliding heads support.

(Front) BEDROOM ONE: 15'3 x 9'7 plus wardrobe.

Two front aspect PVC windows, plain plaster ceiling, picture rail, original cast iron fireplace, radiator, built-in wardrobe.

(Rear) BEDROOM TWO: 12'2 x 10'6.

Rear aspect PVC window, plain plaster ceiling, original cast iron fireplace with Aqua coloured Art Nouveau tiled hearth, picture rail.

Outside:

HIGH SPECIFICATION GARDEN OFFICE: 10'4 x 7'2.

Front and rear aspect windows, half glazed door, insulated, vinyl flooring.

FRONT GARDEN: Refer to photo.

REAR GARDEN: Refer to photos. Various sheds.

PARKING:

Driveway in the front garden.

Key Facts for Buyers:

Title: Freehold

EPC: 59, D.

Council Tax: Band C, £2268.01

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Front



Hall



Cloakroom



Sitting Room



Living Room



Living Room



Living Room



Kitchen Diner Extension

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Kitchen Diner Extension



Kitchen Diner Extension

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Bathroom



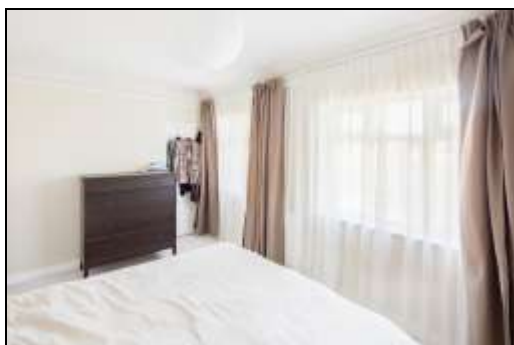
Bathroom



Front Bedroom



Front Bedroom



Front Bedroom



Bedroom Fireplaces

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Rear Bedroom



Rear Bedroom



Outlook from Rear Bedroom



Work From Home - Garden Office



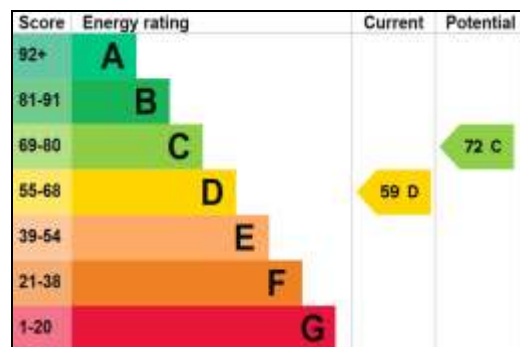
Rear Garden



Garden Office Interior



Rear Garden



EPC

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